



## A home at Cromwell Fields

It's a wonderful position to be in

With its choice of two, three and four bedroom homes, a setting in the heart of Constable and Gainsborough country - and a location commutable to Colchester, Ipswich, Bury St Edmunds or the City - Cromwell Fields offers a superb lifestyle, whether you are looking for a home beautifully designed for growing families or for downsizing in style. Its landmark 14th Century church has seen Great Waldingfield play a role across the centuries from its World War II airfield base back to the 17th Century when Civil War soldiers were stationed here.

Now its strong community feel and village amenities flag up the advantages of Great Waldingfield for modern living. You will find a pre-school playgroup and parent-and-toddler group in the village along with a post office/village store hub. Great Waldingfield also has its own pub, the White Horse, and the area is home to a wealth of hosteleries with gardens in summer and roaring fireplaces in winter - from the Bell Inn in Kersey to the Swan Inn's fine dining in its minstrel gallery at Lavenham. For quiet relaxation, Great - and Little - Waldingfield were once part of Babergh Heath, within the Stour Valley - an Area of Outstanding Natural Beauty - with footpaths to enjoy the changing seasons amongst oak trees, spring carpets of flowers and hedgerows.

In nearby Sudbury there is an upper school and sixth form, along with many other amenities, such as Tesco and Waitrose. Sudbury also hosts regular Farmers' Markets and has national chains like New Look and Argos. You will find informal modern restaurants from Prezzo to Ask in Sudbury, while the town's Quay Theatre is a picturesque watering hole which also hosts Film@Quay and shows. The Kingfisher Leisure Centre features a state-of-art gym and leisure pool offering flume fun and fitness lanes, or head to Colchester or Suffolk's county town of Ipswich for even more sports and leisure venues from tenpin bowling to football league matches.

At Cromwell Fields, however, you are always close to fast connections. Train services include connections from Sudbury to London Liverpool Street and Colchester, with services into London Liverpool Street in 1hr 20 minutes and Colchester 38 minutes. By road Colchester is 15 miles, Ipswich 20, and Bury St Edmunds 19 miles away, with Stansted Airport 35 miles and the Copdock A12/A14 Interchange 18 miles from home.





# Cromwell Fields Great Waldingfield



## Specification

- Manhattan range fitted kitchen
- 1½ bowl stainless steel sink
- Electrolux stainless steel single oven with gas hob, hood and stainless steel splashback (2 & 3 bedroom homes)
- Electrolux stainless steel built-in double oven with gas hob, hood and stainless steel splashback (4 bedroom homes)
- Gas central heating
- Myson round top radiators throughout
- Smooth 4-panel internal doors with chrome ironmongery
- TV point to living room and all bedrooms
- BT point to living room and master bedroom
- Fitted wardrobes to master bedroom with silver framed mirrored doors
- Roca sanitaryware
- Ceilings finished in white matt emulsion
- Internal woodwork finished in white satin
- Stair handrails in white oak
- Internal walls finished in matt white emulsion (2 & 3 bedroom homes) or matt Antique cream emulsion (4 bedroom homes)
- Outside tap (4 bedroom homes)
- External stainless steel modern lantern
- 10 year  warranty



Photographs are used for illustrative purposes only and depict typical Bellway interiors from previous developments.



# Bespoke Additions is a unique package that offers you the freedom to personalise your new Bellway home, before you even move in.

Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

Choose from our range of Bespoke Additions options covering the following areas:

**Kitchens:** Granite worktops • Integrated or freestanding washer/dryer  
• Integrated or freestanding tumble dryer • Built-under double oven • Ceramic hob  
• Stainless steel appliances • Fridge/freezer • Dishwasher • Microwave • Washing machine

**Flooring:** Choose from carpets, vinyl or ceramic

**Tiling:** Full and half height tiling • Comprehensive upgrade options

**Plumbing:** Water filter tap • Heated towel rail

**Security:** Intruder alarms • Security lights

**Electrical:** Additional sockets • Additional switches • Chrome sockets • Chrome switches  
• Under-unit lighting • Shaver socket and light • Electric powered garage door controls  
• Tumble dryer vent • Dimmer switches • Recessed lighting • Light fittings • BT and TV points  
• **E-LIFE** packages allow potential home owners the opportunity to customise their new homes with distributed audio systems, home cinema and surround sound packages as well as an option which will allow you to set up a home network

**Miscellaneous:** Landscaped gardens • Fencing to rear garden • Conservatories • Wardrobes  
• Furniture package • Fire and surround • Curtain package • Bathroom and en suite accessories  
• Full height mirror over bath • Glazed internal doors (houses only)

Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now.

All Bespoke Additions options are subject to normal Bellway terms and conditions and are limited to our standard variation list. You are advised that Bespoke Additions is subject to build stage. Please consult our Sales Advisor for further details.



**BESPOKE  
ADDITIONS**

YOUR HOME, DESIGNED BY YOU



# Customer Care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes, we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

# Express Mover



## The fast and free way to sell your home

To make the whole process of selling and buying easier, Bellway has put together a range of services to make your move as hassle free as possible. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

### The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The estate agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices and on our website
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

# Part Exchange



## Buy and sell in one easy move with Bellway

Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

### The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within seven days
- No estate agents' fees to pay
- No advertising fees to pay
- A stress free move for you
- A guaranteed price for your old home
- The option to stay in your existing home until your new house is ready

## Part Exchange the simplest and quickest way to move house!

Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package.  
Part Exchange is only available on selected properties, and may not be offered at this development.

two great  
ways to help  
you move





Area Map



Local Map

Maps not to scale

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The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.

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